



# Roof Inspection Report

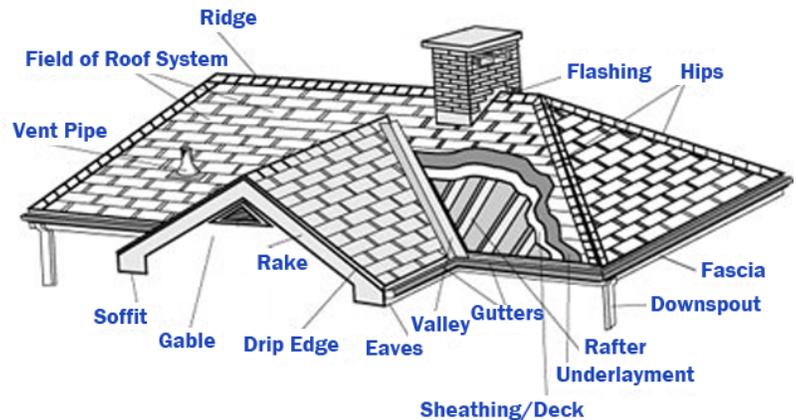
174 Rouse 17 North • Upper Saddle River, NJ 07458 • Telephone: 201.825.2955  
Great American Roofing Has Been Proudly Improving New Jersey and New York Homes since 1974  
Lic. #13VH07832500

Contact's Name: [REDACTED]  
Contact is the: **Owner**  **Buyer**  **Agent**  
Contact's Phone #: [REDACTED]  
Property Address Street: [REDACTED]  
City: Summit  
State: NJ  
Zip: 07901

Date of Inspection: 2/24/20

The inspection report will include the following sections, as made available during the inspection:

1. General Observations
2. Decking
3. Underlayment
4. Algae and Moss
5. Attic area
6. Ventilation
7. Penetrations
8. Drip edge and flashing
9. Recommendation and Estimates



This report includes any and all possible noteworthy observations for each of the sections above. The report will be written to the best of the ability of Great American Roofing to give the most complete picture of the condition of the roof and any other areas or materials related to the roof. Areas that are not visible, unsafe for any reason, or otherwise inaccessible will not be included in this quote.

Great American Roofing is a license and insured Master Elite roofing company. The Great American Roofing Company of Upper Saddle River, NJ is not a home inspection company. This report should not be used without a complete Home Inspection Report performed by a licensed Home Inspector. All statements made in this report are made honestly and in good faith.

# General Observations:

Roof 1: Main Dwelling	
Age	20-35 years
Material	Asphalt Shingle
Manufacturer	Unknown
Number of Stories	1-3
Color of roof	Black/Gray (Weathered)
Pitch of roof	2/12, 5/12 (Predominant), 8/12
Approximate size	19 Square
Condition	Poor/Aged and Missing shingle Rampant granule loss Moss, algae, and lichen growth In need of replacing

Roof 2: Detached Garage	
Age	15-25 years
Material	Asphalt Shingle
Manufacturer	Unknown
Number of Stories	1
Color of roof	Black
Pitch of roof	3/12, 5/12 (Predominant)
Approximate size	7 Square
Condition	Poor/Aged and covered with debris. Algae and lichen growth Rampant granule loss

Roof 3:	
Age	
Material	
Manufacturer	
Number of Stories	
Color of roof	
Pitch of roof	
Approximate size	
Condition	

Roof 4:	
Age	
Material	
Manufacturer	
Number of Stories	
Color of roof	
Pitch of roof	
Approximate size	
Condition	

# Decking

*Defined: Roof decking (or sheathing) is the layer of the roof that is used as the base for nailing roof coverings. Decking acts as a layer of protection for the roof and usually consists of a wood material such as plywood. Older roofs made as material such as slate, cedar shake, or clay may lack sheathing entirely.*

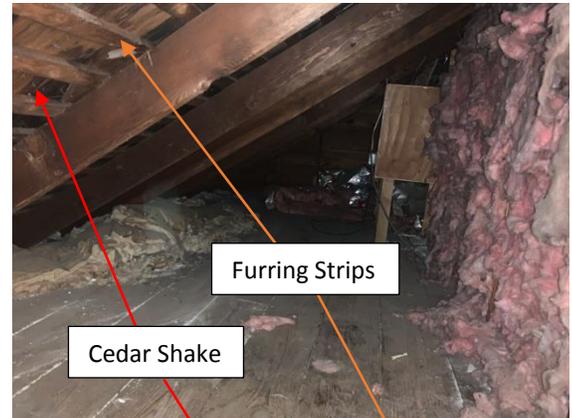
## Inspection Findings:

### Main Dwelling:

The accessible knee-wall on the 3<sup>rd</sup> story of the house clearly shows the decking for what is likely the original structure. The only sheathing is a layer of cedar shake nailed directly to furring strips. The cedar shake was damp to-touch throughout the area. Of the 19 Square on the main dwelling, about 11 Square is made up of this type of decking.

A new roof can't be installed over furring strips, so after the layers of roof and cedar shake are removed 5/8" CDX Roof Sheathing should be installed to support new roof system for the 11 square of cedar shake.

The single-story rear addition has vaulted ceilings, so there is no visible sheathing from inside. Some plywood can be seen from the outside and there is very little evidence of leaking (see Roof Penetration section), so it can be assumed that the roof sheathing can be salvaged in this area.



### Garage Roof:

The detached garage has proper roof sheathing. The sheathing can be observed inside the garage and appears to be in like-new condition.

There is no evidence that any of this decking will need to be replaced during the roof's replacement.



# Underlayment

*Defined: Roofing underlayment is a water-resistant or waterproof barrier material that is installed directly onto your roof deck. It is applied under all other roofing materials as an added layer of protection from severe weather. There is no guarantee that any roof underlayment is present, unless exposed by missing roofing (blown-off shingle, peeled and deteriorated membrane, etc.) or along edges.*

## Inspection Findings:

Main dwelling:

There are several areas on the main roof where the edges of the shingle are exposed. There is no evidence of ice/water shield barrier on any parts of the roof. This contributes to the granule loss by making it nearly impossible for the old shingle to completely dry.

The layers of roof shingle installed over top of the cedar shake don't seem to have any underlayment. Many areas are dry rot and broken, revealing the lack of underlayment.

Garage roof:

There is tar paper present on the garage roof.



# Algae and Moss

*Defined: Roof algae and roof moss are organisms that can begin to grow on asphalt shingle, cedar shake, and slate roofs, generally due to the presence of water and moisture and/or the complete lack of sun exposure. Since most older underlayment material is made of tar paper, there is often no true barrier between the moisture buildup in attic/crawlspace areas and the moisture from rain, snow, and general humidity. Algae and moss can be extremely corrosive and can accelerate shingle and decking deterioration. In some cases, it can be killed, but many of the products used to kill algae and moss can also harm the shingle. New roof shingle is infused with copper and zinc to prevent algae.*

*Note: Regardless of the presence of algae and mold, a roof should NEVER be power washed.*

## Inspection Findings:

### Main Dwelling:

About 70% of the roof on the main dwelling has rampant algae and moss growth. So much so that it is impossible to tell what the color of the exposed roof shingle is.

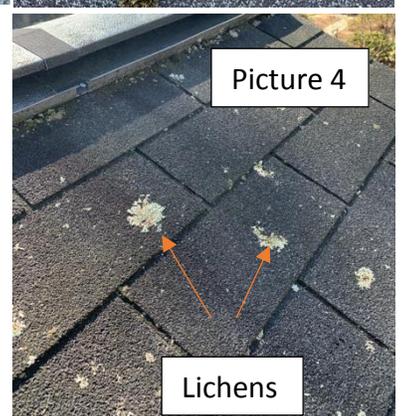
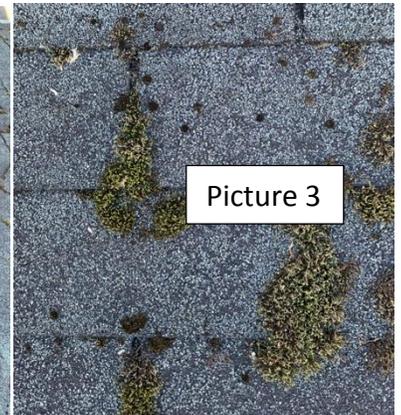
The attic fan is made of a zinc infused galvanized material which kills algae as it grows. There is a streak underneath the fan where the rain runs off of the roof and it is clear from the street that the rest of the roof is completely covered with black algae (picture 1).

The front porch roof is covered in both algae and moss (picture 2)

Lichens (a severe algae growth organism) are growing on many areas of the rear roof on both the original structure and on the addition (picture 4). Lichens grow mostly in areas where granules have fallen off the roof shingle. Lichens can sometimes be killed but can't be removed without

damaging the shingle. The lichen growth may be related to the ventilation of these areas. The rear addition roof should be replaced, and the presence of proper ventilation should be confirmed to avoid damage to the roof sheathing that is likely still in good condition.

Garage Roof: The garage roof is covered with algae and has some lichen growth. Before the garage roof decking is harmed by the saturated shingle, this roof should also be replaced.



# Attic Area

*Defined: This section outlines concerns in any open attic or crawlspace area that are not outlined in any other section.*

## **Inspection Findings:**

Main Dwelling:

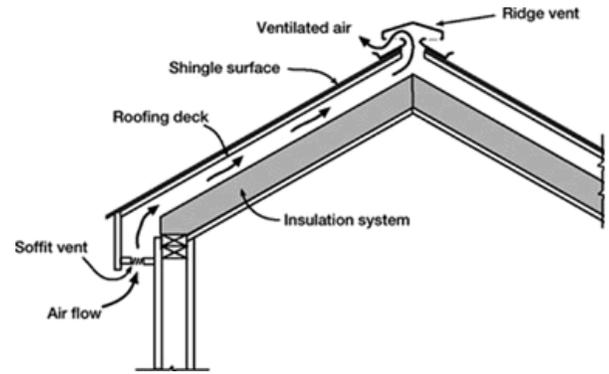
All concerns with the attic area are addressed in other sections of this report

Garage Roof:

There are no concerns with this space. The garage is completely open and will remain in good condition once a ridge vent is installed (see Ventilation section).

# Ventilation

*Defined: A roof needs fresh air intake, ideally at the lowest possible point, along with an exhaust, ideally at the highest possible point of the roof. If done properly, roof ventilation can help to prevent moisture buildup (which causes mold and the acceleration of algae/moss growth), extend the life of the decking, and preserve the condition and color of the roof shingle. Aside from poor craftsmanship, improper roof ventilation or the lack thereof is the number one cause of roof failure.*



## Inspection Findings:

### Main Dwelling:

On the original structure, there is no ventilated soffit or any other forms of fresh air intake. There is an attic exhaust fan located in the knee-wall attic, but without any open areas for fresh air intake there is no fresh air coming from outside to replace the air passing through the exhaust. When the fan turns on, it will pull air from the living space of the 3<sup>rd</sup> floor which causes waste and inefficiencies in heating and cooling the house.

The soffit areas in the knee wall attic are also clogged with fiberglass insulation (see photos in Decking section) which would cut off the intake of fresh air, even if the soffits were open and vented from outside. During the roof's replacement, the soffit can be ventilated, the fiberglass blocking the intake can be cleared, and a baffle system can be installed to allow the fresh air to pass from the soffit to the ridge. Using that method, the attic fan can be removed to avoid the maintenance and remove the negative curb appeal of the fan being visible from the street (see photo in Algae and Moss section). If there is an obstruction that blocks the installation of a baffle system, the fan can remain and will work properly along with the open soffits.

The rear addition seems to have adequate ventilation through an open soffit and ridge vent system, such as in the diagram on the top left of this page.

### Garage Roof:

There are open soffits in the garage (see photo in Decking Section) which allow fresh air to pass into the garage, but a ridge vent should be installed to avoid moisture issues that could deteriorate the plywood during humid months. Ridge is currently closed but is easily cut back during roof replacement.



# Penetrations

*Defined: Roof penetrations are any type of material that penetrates or projects through the roof decking, underlayment, and shingle. Examples of penetrations that come from the inside of the house are chimneys, bathroom vents, and skylights. There are also sometimes penetrations that come from the outside of the house and are anchored into the roof, such as satellites, roof mounted air conditioners, and electric service anchors.*

## Inspection Findings:

### Main Dwelling:

There are several areas where the existing shingle was face nailed and poorly sealed. Face nailing shingle is almost never necessary, but in cases where it is needed, the sealing of the nail is extremely important. The nails will leak, rust, and pop, leaving the roof system vulnerable to leaks and blow-offs.

The rear addition bathroom vent was installed over top of the shingle which caused a leak around the fan (see photo in Interior of House section). All pipe boots around house need to be removed and replaced during the roof replacement.

As noted in the Ventilation section, the attic fan should be removed, and the hole should be covered with new plywood if the baffle system can be installed without obstruction.

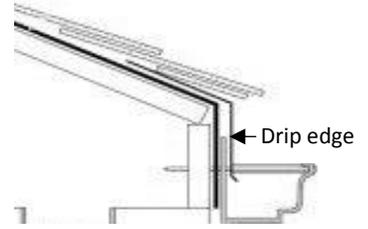
### Garage Roof:

There are no visible penetrations in the garage roof.



# Drip Edge and Flashing

*Defined: Drip edge is a specific type of flashing/overhanging component with an outward projecting lower edge, intended to control the direction of dripping water and help protect underlying building components. Drip edge should be installed on any vulnerable edge (rake and eave), wherever possible. Flashing, in general, is any sheet or pre-formed metal that prevents water from infiltrating the roof system.*



## Inspection Findings:

Main dwelling:

There is no drip edge on the roof. The entire roof is exposed to water on the edges.

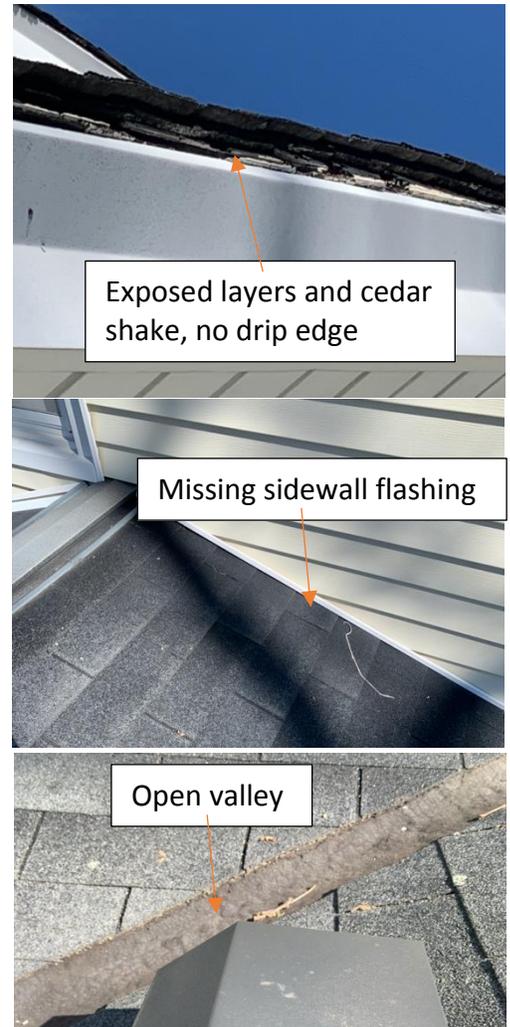
The flashing is incomplete in several areas and non-existent in others. The siding needs to be removed in sidewall areas so that proper step flashing and ice/water barrier can be installed. The siding would then be re-installed.

The valleys are open and there is no metal to protect the decking. Currently, there is just thick layers of tar.

When the roof is replaced, the valley would be protected by ice/water shield and shingle. All of the existing flashing on the house should be removed and replaced to assure proper installation.

Garage roof:

The garage roof needs drip edge installed when the roof is replaced.



## Recommendation and Estimates:

There is no argument to be made for repairing this roof. The exposed shingle is past its usable life on both the main dwelling and the garage. A new roof installation with measures taken for ventilation and a new gutter system is absolutely needed. Complete replacement of soffit and fascia is also recommended.

Estimates for installation of new products are as follows:

- Installation of New GAF Timberline HD/Z Roof System along with:
  - New plywood sheathing on original structure (35 Sheets)
  - Baffles for ventilation through ridge vent
  - Holes cut for soffit vents
  - Clear fiberglass insulation for soffit airflow
  - Fascia repair in areas where rodent traps were installed
  - Double lapped synthetic underlayment on low-pitch upper roof on back of house
  - (Please see attached Contract for complete description of work to be performed, materials, and warranty information)Total Cost: \$18,175.00 (Includes both main dwelling and garage)
  
- Installation of 246 feet of 5" White Seamless ShurFlo Covered gutter with all new downspouts and transitions on both main dwelling and garage:  
Total Cost: \$4,790.00  
Total Cost *without Gutter Covers*: \$3,068
  
- Replacement of all aluminum fascia wraps on main dwelling only:  
Total Cost: \$3,590.00 (Replacement of rotten wood fascia boards would be charged for as needed at \$5 per linear foot.)
  
- Replacement of approximately 250 square feet soffit on main dwelling only with ventilated vinyl soffit (rear addition is already ventilated, so that soffit is not included):  
Total Cost: \$2,375.00